69 Geraints Way
Cowbridge, Vale of Glamorgan, CF71 7AY

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£349,950 Freehold

4 Bedrooms : 2 Bathrooms : 2 Reception Rooms

• A wonderfully modernised family home

Accommodation & Amenities;
• Lounge • Family room • Superb kitchen-diner
• Cloakroom • Utility area

To the first floor;
• Master bedroom with dressing room and en suite
• Two further double bedrooms • Family bathroom

Gardens & grounds;
• Parking • Tiered garden including decking & lawn
• External storage

• EPC Rating: D68

Directions
From our Offices in Cowbridge High Street, proceed in a westerly direction. Turn left into Llantwit Major Road and proceed up the hill, taking the next left into Geraints Way. Bear left after about 150 metres, to find 69 Geraints Way to your left, close to the end of the street.

Your local office: Cowbridge

T 01446 773500
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Summary of Accommodation

SITUATION

The Historic Market Town of Cowbridge is at the heart of the rural vale and is famous for its quality, individual shops, boutiques; restaurants, pubs & cafes; and is home to a centrally positioned Waitrose store. Further services include a health centre, leisure centre, various sporting clubs, public library and Old Hall Community Centre. There are also local primary and secondary schools within the town itself. The City of Cardiff lies some 13 miles to the east. The M4 motorway lies to the north of Cowbridge and junctions 33, 34 and 35 service "The Vale".

ABOUT THE PROPERTY

* From an entrance hallway, doors open to the ground floor reception space
* The lounge is a light room, with tall. broad window looking to the front elevation and featuring a fireplace with solid wood over mantel beam and woodburner (to remain)
* A second reception room / possible fourth bedroom looks to the same
* Running the width of the rear of the property is a stunning kitchen-dining room, positioned to look out over the rear garden
* It includes an impressive hi-gloss, fitted kitchen with matching island unit and solid wooden worktops
* Appliance to remain; double oven, induction hob, American fridge/freezer, dishwasher & coffee machine
* Under stairs utility area, offering extra storage & plumbing
* Double doors open to the garden
* To the first floor; The stunning master bedroom suite is a very generous room with walk-in dressing room and contemporary en suite shower room with walk-in shower
* Two further double bedrooms both look over the rear garden
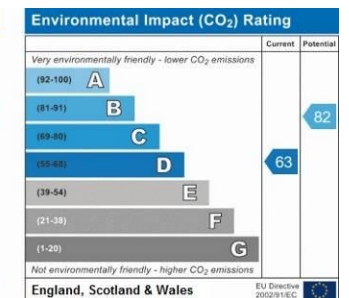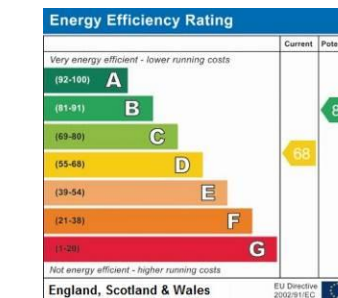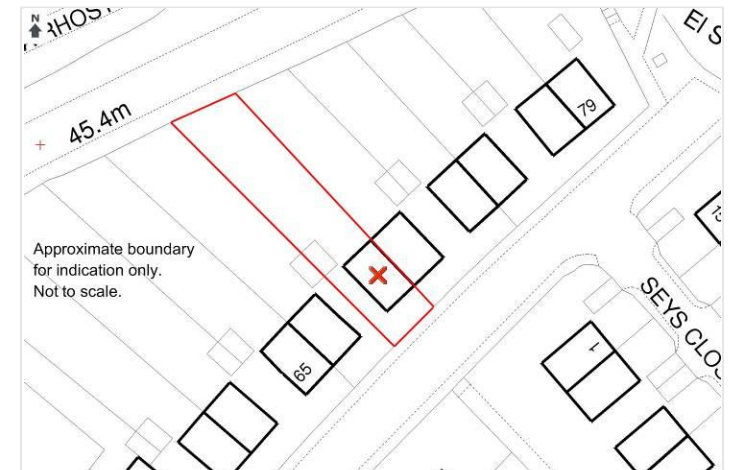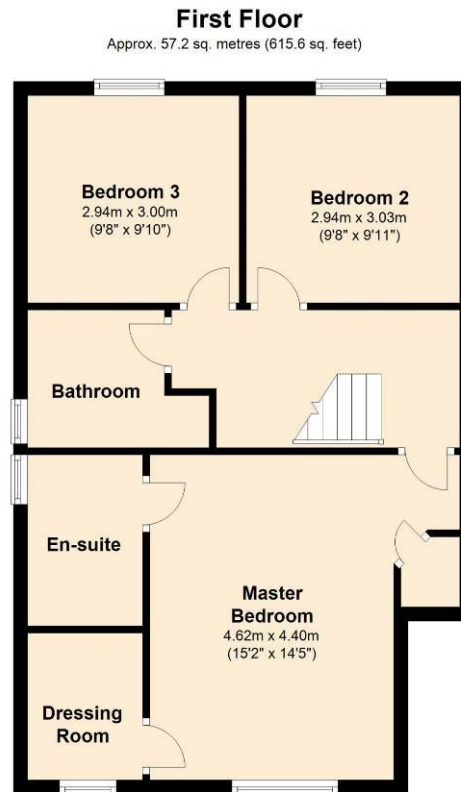* Modern family bathroom with bath over shower

GARDENS AND GROUNDS

* Immediately fronting the property is a low maintenance garden area
* Adjacent to a long driveway parking area, running from the pavement and passing the principle entrance doorway
* A gated entrance, from the driveway, leads into the decked rear garden
* To the rear of the garden is a significantly landscaped, tiered garden
* A large deck is accessed from the kitchen-dining room
* Store shed and also an insulated workshop / home office (approx. max 3m x 2.4m), both with power connected
* Wooden steps lead up to a further decked seating area beyond which is a larger lawned area running up to the rear boundary fence

TENURE AND SERVICES

Freehold. All main services connect to the property. Gas-fired 'combi' central

Ground Floor
Approx. 62.7 sq. metres (675.0 sq. feet)

Kitchen/Dining Room
3.85m x 6.11m
(12'8" x 20')

WC

Utility

Lounge
4.66m x 3.51m
(15'4" x 11'6")

Family Room
2.78m x 2.40m
(9'2" x 7'11")

First Floor
Approx. 57.2 sq. metres (615.6 sq. feet)

Bedroom 3
2.94m x 3.00m
(9'8" x 9'10")

Bedroom 2
2.94m x 3.03m
(9'8" x 9'11")

Bathroom

En-suite

Master Bedroom
4.62m x 4.40m
(15'2" x 14'5")

Dressing Room
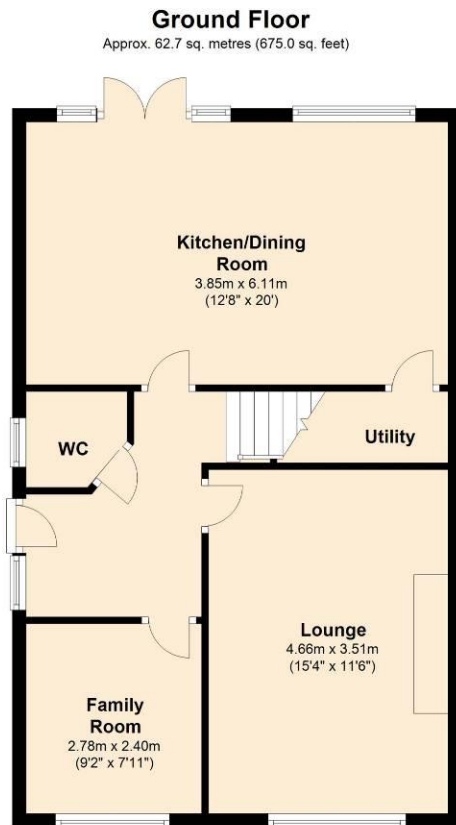
Total area: approx. 119.9 sq. metres (1290.6 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

Approximate boundary for indication only. Not to scale.

45.4m

79

65

SEYS CLO

West Village

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) **A**		
(81-91) **B**		85
(69-80) **C**		
(55-68) **D**	68	
(39-54) **E**		
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		

England, Scotland & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO₂ emissions		
(92-100) **A**		
(81-91) **B**		82
(69-80) **C**		
(55-68) **D**		63
(39-54) **E**		
(21-38) **F**		
(1-20) **G**		
Not environmentally friendly - higher CO₂ emissions		

England, Scotland & Wales — EU Directive 2002/91/EC

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